

142.0

0009

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel
1,401,300 / 1,401,300

USE VALUE:

1,401,300 / 1,401,300

ASSESSED:

1,401,300 / 1,401,300


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
150		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Owner 1:	XIONG JAY & NANCY	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 150 HIGHLAND AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02476		Type:	

PREVIOUS OWNER

Owner 1:	SEAVER PROPERTIES LLC -
Owner 2:	-
Street 1:	215 LEXINGTON ST
Twn/City:	WOBURN
St/Prov: MA	Cntry:
Postal: 01801	

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2020, having primarily Clapboard Exterior and 4591 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 2 HalfBaths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	80.	1.00	9									480,000						480,000	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										92269
										GIS Ref
										GIS Ref
										Insp Date
										04/27/20

PREVIOUS ASSESSMENT

Parcel ID 142.0-0009-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	132	FV		0	5,000.	68,400	68,400	68,400	Year End Roll	12/18/2019
2019	132	FV		0	5,000.	64,100	64,100	64,100	Year End Roll	1/3/2019
2018	132	FV		0	5,000.	53,000	53,000	53,000	Year End Roll	12/20/2017
2017	132	FV		0	5,000.	48,700	48,700	48,700	Year End Roll	1/3/2017
2016	132	FV		0	5,000.	44,500	44,500	44,500	Year End	1/4/2016
2015	132	FV		0	5,000.	43,600	43,600	43,600	Year End Roll	12/11/2014
2014	132	FV		0	5,000.	40,500	40,500	40,500	Year End Roll	12/16/2013
2013	132	FV		0	5,000.	38,600	38,600	38,600		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEAVER PROPERTI	75297-394	1	8/4/2020		1,520,000	No	No		
BALYOZIAN ALBER	73408-569	1	10/4/2019	Portion-Asst	460,000	No	No	Sold Zero Lot (5000 sq ft) plus 1000 feet of	
BALYOZIAN MAR	54275-546		2/9/2010	Convenience	99	No	No		
BALYOZIAN ALBE	51363-429		6/26/2008	Family	99	No	No		
BALYOZIAN ALBE	51289-479		6/10/2008	Family	99	No	No		
BALYOZIAN MARGA	38141-75		2/28/2003	Family	99	No	No		
KHACHADOORIAN M	24000-271		12/6/1993		285,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/18/2019	1461	New Buil	397,700	O				

Date	Result	By	Name
9/24/2020	SQ Returned	JO	Jenny O
9/9/2020	SQ Mailed	MM	Mary M
4/27/2020	Measured	DGM	D Mann
4/22/2020		DGM	D Mann
1/22/2009	Vacant Lot	372	PATRIOT
11/16/1999	Vacant Lot	256	PATRIOT
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION						BATH FEATURES						COMMENTS						SKETCH								
Type:	6 - Colonial		Full Bath:	2	Rating:	Average					AKA 150 Highland Ave.						WDK	10								
Sty Ht:	2A - 2 Sty +Attic		A Bath:		Rating:												24	2								
(Liv) Units:	1	Total:	1	3/4 Bath:	1	Rating:	Average											21		8						
Foundation:	1 - Concrete		A 3QBth:		Rating:												HST									
Frame:	1 - Wood		1/2 Bath:	2	Rating:	Average											SFL									
Prime Wall:	2 - Clapboard		A HBth:		Rating:												FFL									
Sec Wall:		%	OthrFix:		Rating:												BMT									
Roof Struct:	1 - Gable		OTHER FEATURES																							
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating:	Average																				
Color:	WHITE		A Kits:		Rating:																					
View / Desir:			Fpl:	1	Rating:	Average																				
GENERAL INFORMATION						WSFlue:		Rating:																		
Grade:	B+ - Good (+)		CONDOS INFORMATION																							
Year Blt:	2020	Eff Yr Blt:	Location:																							
Alt LUC:			Total Units:																							
Jurisdct:	G21		Floor:																							
Const Mod:						% Own:																				
Lump Sum Adj:						Name:																				
INTERIOR INFORMATION						DEPRECIATION					REMODELING					RES BREAKDOWN										
Avg Ht/FL:	STD		Phys Cond:	AV - Average	1.0	%	Exterior:		No Unit	RMS	BRS	FL														
Prim Int Wall:	2 - Plaster		Functional:			%	Interior:		1	9	4															
Sec Int Wall:		%	Economic:			%	Additions:																			
Partition:	T - Typical		Special:			%	Kitchen:																			
Prim Floors:	3 - Hardwood		Override:			%	Baths:																			
Sec Floors:		%	Total:		1	%	Plumbing:																			
Bsmnt Flr:	12 - Concrete						Electric:																			
Subfloor:							Heating:																			
Bsmnt Gar:	1						General:																			
Electric:	3 - Typical						Totals		1	9	4															
Insulation:	2 - Typical																									
Int vs Ext:																										
Heat Fuel:	2 - Gas																									
Heat Type:	12 - Floor Furnac																									
# Heat Sys:	1																									
% Heated:	100		% AC:	100																						
Solar HW:	Yes		Central Vac:	NO																						
% Com Wall:			% Sprinkled:																							
MOBILE HOME						Make:		Model:		Serial #:		Year:		Color:												
SPEC FEATURES/YARD ITEMS						PARCEL ID 142.0-0009-0002.0																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value									
More: N	Total Yard Items:					Total Special Features:										Total:										